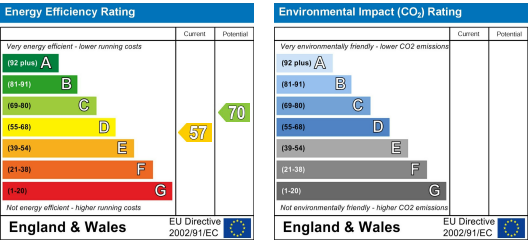




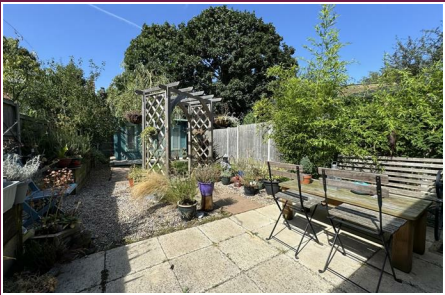
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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167 Woodbridge Road, Ipswich IP4 2PE

£350,000

An EXCEPTIONAL early Victorian 2 bedroom town house situated within the St Helens Conservation area and favoured Northgate High School & St Helens Primary School catchment. This SPACIOUS property enjoys 1,280 sq ft of accommodation, presented in excellent decorative order throughout and is set back from the road providing ample off road parking. With a large hallway, 2 reception rooms, basement, OPEN PLAN kitchen/diner, utility, cloakroom, 25ft landing, 1st floor bathroom, en-suite to the master bedroom, replacement sash double glazed windows, established rear gardens with a garden room and offered with NO CHAIN.



THE PROPERTY MISDESCRIPTIONS ACT 1991  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



# 167 Woodbridge Road, Ipswich, Suffolk, IP4 2PE

## Ipswich

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

167 Woodbridge Road is believed to be an early Victorian house that's been extended, extensively renovated and tastefully modernised over recent years including being re-wired, replacement double glazed sash windows, electric heating, insulated walls and replastered, re-roofed, Howdens kitchen, extended to rear with the dining room featuring a large skylight roof lantern, 19ft useful dry cellar, 25ft landing, modern bathroom, cloakroom and en-suite and outside having ample off road parking and a well kept enclosed rear garden with a garden room. A turn key house that's beautifully decorated and offered with no onward chain.

Steps with iron rails leads to the solid wood front door and attractive stone pillars.

## RECEPTION HALLWAY:

High ceiling, laminated floor, wall heater, stairs off and doors off.

## LOUNGE: 14'8' x 14 (4.47m' x 4.27m)

High ceiling, feature fire place with woodturner, picture rail, double glazed sash window to front and wall heater.

## OPEN PLAN KITCHEN/DINER/FAMILY ROOM: 22 x 13 (6.71m x 3.96m)

KITCHEN: 13 x 10

Fitted Howdens kitchen with a range of wall and base units, worktops, sink and drainer, tiled splash backs, integrated dishwasher, fridge, freezer, electric hob and oven, microwave, laminated floor and opens through to the dining space.

## DINING/FAMILY ROOM: 12 x 13 (3.66m x 3.96m)

With a feature roof light, double glazed doors to garden, wall heater, laminated flooring and door to...

## UTILITY: 8'6 x 5'5 (2.59m x 1.65m)

Wall and base units, water softener serviced by Patmore, worktops, space for appliances, door to...

## CELLAR: 19'5 x 13'4 (5.92m x 4.06m)

Useful space for storage with heating, light and power.

## LANDING: 25'5 x 13'4 (7.75m x 4.06m)

An impressive space with a double glazed window, airing cupboard housing the water heater, loft access and doors off.

## BEDROOM 1: 14'2 x 13 (4.32m x 3.96m)

Double glazed sash windows to front, wall heater, picture rail and door to...

## EN-SUITE:

A modern suite with a separate shower tray and glass screen, hand wash basin with vanity unit, W.C, electric towel radiator, tiled walls and an extractor.

## BEDROOM 2: 13 x 8'6 (3.96m x 2.59m)

Double glazed sash window to rear, ornamental fire place and a wall heater.

## BATHROOM:

Double glazed sash window to front. A modern suite with a bath, separate shower tray and glass screen, hand wash basin with vanity unit, W.C, electric towel radiator, tiled walls and an extractor.

## OUTSIDE:

To the front is a shingle driveway with off road parking for 3 to 4 cars. There is a useful storage facility, bike store and bin store to the left and and a further allocated parking space to the right.

To the rear is an enclosed cottage style garden with a patio, shingle area, path leading to a lawn and further patio outside the timbre GARDEN ROOM with power and light ( just over 12ft x 9ft) There are shrubs/flower planters and trees.

## IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email [ipswich@hamilton-smith.com](mailto:ipswich@hamilton-smith.com)

